

**ADDENDUM NUMBER FOUR**  
**TO**  
**JPL REQUEST FOR PROPOSAL (RFP) NUMBER SCO-552785**  
**FOR**  
**FACILITIES MAINTENANCE AND OPERATIONS SERVICES AT JPL**  
**OCTOBER 2<sup>ND</sup>, 2002**

*Except as specifically modified herein, this RFP remains unchanged.*

*Proposers are reminded that receipt of this Addendum must be acknowledged on Attachment A-1 to the RFP.*

*Questions received through Wednesday, October 02, 2002 are addressed in this Addendum. If an answer to a question has not yet been developed, the question is so noted.*

*This Addendum includes answers to questions received as a result of the September 24<sup>th</sup>-25<sup>th</sup> Site Visit.*

**A. Extension of Proposal Due Date**

1. JPL is extending the due date for all Proposals from Monday, November 5<sup>th</sup>, 2002, to Tuesday, November 12<sup>th</sup>, 2002. Proposals will continue to be due at 3:00 P.M. at the JPL Visitor Control Center.

**B. New Requirement**

1. Attachment 16 has been revised to incorporate new testing requirements for aboveground storage tanks (See Attachment 16, Paragraph k.) Appendix 16.12 is being added to show the inventory of aboveground storage tanks.

**C. Carryover from Addendum 2**

1. Addendum 2, Question 12. Attachment 32. Environmental Management Support:  
h. (ODC's) What is JPL's current ODC inventory (i.e. types and quantities)? And annual inventory report for the last 3 years?

- A. *See Table below. This includes all the ozone depleting substances stockpiled at JPL **EXCEPT** those used by contractors.*

ODS Name	2/1/2000	8/15/2000	8/17/2000	2/1/2001	7/18/2001	2/1/2002	8/14/2002	Container Type
TCA (Permethane)	1	1		1	1	0.636363636	0.5	55 gal drum
Freon	6	6		6	5	5	4.75	55 gal drum
Freon Dupont CFC 113	15	10		10	4	0	0	5 gal can
Freon TF	0	0		0	0	0	0	5 gal can
Freon TF	0	0		0	0	0	0	5 gal can
Genesolv DE (CFC 113)			3	0	0	0	0	5 gal can
Freon Total Pounds Stored	5265	4940			3835	3575	3396.25	
TCA	110	102		100	94	88	77	5 gal can
Total Pounds TCA Stored	6715.5	6271.5			5827.5	5272.5	4578.75	
R-11						2		450# drum
R-11						10		100# drum
R-11						10		empty drum

2. Addendum 2, Question 19. Can we have access to historical Maximo data to assist in determining scope of effort?

- A. *Appendix 14.6 – Maximo Data – FY 1999; Appendix 14.7 – Maximo Data – FY 2000; Appendix 14.8 – Maximo Data – FY 2001 and Appendix 14.9 – Maximo Data – FY 2002 are being added to the M&O RFP web site. Due to the large size of these files, they will not be sent to the electronic mailing list.*

#### **D. Carryover from Addendum 3**

1. Addendum 3, Question 35. What is the hazardous waste generator status for the NASA-JPL Site and what percentage of the monthly waste generation comes from the Operations and Maintenance work activities?

- A. *The below mentioned quantities are an approximate annual waste characterization of M&O generated waste.*

PCB Oil	-	less than 50 gallons, if any
Oils	-	500-800 gallons
Chlorinated Oils	-	120-150 gallons
Oil Debris	-	400 pounds
Ethylene Glycol	-	100 gallons
Solvents/Fuel	-	150 gallons
Solvent Debris	-	100 pounds
Lead Acid Battery	-	500 pounds
Fluorescent tubes	-	80-100 boxes
Asbestos	-	60-100 pounds
PCB Ballasts	-	1500 pounds
Non PCB Ballasts	-	1800 pounds
Paints	-	150-200 gallons
Empty containers	-	600 pounds

2. Addendum 3, Question 79. Reference Attachment 2. A great deal of information has been provided under attachment 2 regarding the equipment to be serviced under this contract however, in order for us to prepare an accurate staffing and materials estimate we would like to know the following:
  - The size or capacity of each equipment items (Chiller, air handler, pump and A/C package unit capacity or size for example is not provided)
  - Those items or facilities that are currently in a “care taker” status (if any)
  - The approximate utilization of each item. Please indicate any seasonal versus mission influences.
  - Please identify all critical equipment items and the performance expectations associated with each.
  - For those items identified as critical, do they have a fail-over backup system?
- A.
  - a. *Data on size and capacity may be gathered from JPL drawings by prior arrangement with Steve Ogle at (818) 354-6405.*
  - b. *No item or facility listed in Attachment 2 is in a “care taker” status. All items and facilities shall be maintained and operated by the Contractor.*
  - c. *Seasonal versus mission influences have not been established.*
  - d. *Attachment 1 identifies JPL buildings by Mission Critical, Mission Support and Center Support classifications. However, there may be critical equipment items located within Mission Support and Center Support facilities, as well.*
  - e. *Most critical systems have some form of backup. However, the proposers are reminded that the Contractor shall be responsible for identifying specific equipment criticality and adopting appropriate practices to meet the requirements of the statement of work.*
3. Addendum 3, Question 97. Reference appendix 15.4 items 11, 12, and 13 and attachment 2. How many time clocks and electrical manholes require semi-annual service?
  - A. *There are approximately 65 time clocks and 106 clocks. Proposers may review JPL plans to determine the number of electrical manholes by making prior arrangements with Steve Ogle at (818) 354-6405.*
4. Addendum 3, Question 99. Reference appendix 15.8 items 17 and 22 and attachment 2. How many convection units require annual service and how many steam traps and strainers require semi-annual service?
  - A. *Attachment 2 is being revised to make equipment descriptions uniform and easily searchable. Convection units will be renamed as fan coils. The revised version of Attachment 2 will be released with the next Addendum. There are approximately 62 steam traps.*
5. Addendum 3, Question 101. Reference appendix 15.10 items 27, 28 and 30 and attachment 2. What quantities of gates require tri-annual service? What quantities of fire doors (building 310, 303) require semi-annual service? What quantities of roll up/rolling doors require annual service?

- A. *There are nine (9) motorized gates; eight (8) Won type fire doors in B301; seventy (70) roll-up doors and thirty (30) rolling doors.*
6. Addendum 3, Question 102. Reference appendix 15.11 item 5. What quantity of exterior painting is required each fiscal year?
- A. *A response will be provided with the next Addendum.*
7. Addendum 3, Question 108. Reference attachment 36 "JPL Furnished Facilities" paragraph 2. Does the statement that "no overnight parking is allowed" apply to maintenance vehicles or only to personal employee vehicles?
- A. *No overnight parking will be allowed unless those vehicles are being used by M&O personnel on duty at that time and have been approved by JPL Plant Protection Services. Personal employee vehicles will only have access to the external parking lots.*
8. Addendum 3, Question 112. Attach 27 c. - "Operation Procedures Plan" – In order to create a schedule for ESD floors please provide a listing and location of ESD floors.
- A. *JPL does not have this information.*
9. Addendum 3, Question 115. Attach 27 f (1) g – *Cleaning Curtains/Drapes and Blinds* – Please provide a complete listing of sizes and types of curtains/draperies and blinds to be cleaned. What are the frequencies for drapery and curtain cleaning?
- A. *The requirement to clean curtains and drapes has been deleted from the requirements in Attachment 27. A complete list of blinds to be cleaned and maintained is not available.*
10. Addendum 3, Question 117. Attach 27 f (1) (j) – *Cleaning Light Fixtures* – In Attachment 27 light diffusers are to be cleaned when "replacing lamps or once every three years, however in Appendix 15.9, J-1 areas call for a monthly cleaning of fixtures and J-2 on a bi-annual basis, please clarify the frequencies. Please provide quantity and location by building of fixtures to calculate costs of cleaning and to create schedule to comply with Attach 27 c, "scheduling approach."
- A. *Attachment 27 and Appendix 15.9 have been revised to correct this conflict of frequencies. JPL is unable to provide a listing of light fixtures by location and quantity.*
11. Addendum 3, Question 120. Appendix 27.2 – *J-1 Level of Janitorial Service* states that Bldg. 180, 8<sup>th</sup> and 9<sup>th</sup> floors and exercise facility are to be included, however in Appendix 27.1, page 3 of 9, the square footage for J-1 areas is listed as 5,000... please verify proper square footage for J-1 service in Bldg. 180.
- A. *Appendix 27.2 has been revised to reflect the correct floor area.*
- E. **Questions received between September 26<sup>th</sup> and October 2<sup>nd</sup>, 2002 (Other than questions received at the Site Visit, September 25<sup>th</sup> and 26<sup>th</sup>.)**

1. Addendum #3, Question 42 Answer: Where can you find Item 10, Article 4, Special Provisions? I can not find it on the web site. Please clarify where it is.
  - A. *The reference is to Part 10.0 of Article 4, Special Provisions, of the Specimen Contract, which can be found by clicking on the "RFP" Button on the Website, then scrolling down to "Specimen Contract" and clicking. The specific text is on page 24 of the Specimen Contract.*
2. Is the Hazardous Waste Collection Facility manned by JPL's EAO during duty hours or is it by appointment only? IF by appointment does the EAO have appointment times?
  - A. *JPL's Hazardous Waste Accumulation Facility is staffed by JPL employees and is open from 7:30 a.m. to 4:00 p.m. on all JPL workdays.*
3. Addendum #2, Question 7 Answer and Addendum #3, Question 71 Answer: Since this is a first time requirement for Operations Procedures Plans, and since there is a JPL Environmental Compliance Program in place. Request a copy of the exact program that JPL uses published or emailed so the proposing contractor can mirror JPL standards and not propose any conflicting policies.
  - A. *JPL expects the M&O Contractor to follow all federal, state and local regulations.*
4. Can you please post JPL Safety Practice Manual
  - A. *The JPL Safety Practice Manual is a document within the JPL Rules! Site which is an internal web site. Arrangements to review this information may be made with Steve Ogle at (818) 354-6405.*
5. Bldg 260 has 3 generators with permits from SCAQMD (S2208,09,10). Are these permits maintained by JPL and not the contractor?
  - A. *These permits to operate the three engine generators at Building 230 are obtained by JPL. The responsibility for maintaining the generators and complying with the conditions of the permit shall remain with the Contractor.*
6. Are other permits for generators and air pressure tanks that are installed maintained by JPL?
  - A. *All permits for regulated generators, boilers, elevators and pressure vessels shall be obtained by JPL. The responsibility for maintaining these equipment and complying with the conditions of the permits shall remain with the Contractor.*
7. Can you please provide the information needed on the JPL Form 39.
  - A. *The following information will be required in lieu of JPL Form 39:*

*Request For Environmental Compliance Analysis*

*Name of Requestor, and Phone Number;  
Name of Organization, and Organization Number;  
Type of Proposed Action;  
Purpose and Need for Proposed Action;  
Description of Proposed Action;*

*Alternatives to Proposed Action; and  
Requestor's Signature.*

8. Does Maximo have a Hazardous waste / Material Tracking modules or not? If so are they currently used by the incumbent?
- A. *JPL will use Maximo Version 5.1 for this Contract. This module has a Safety Hazard tracking module. JPL will jointly evaluate the possible use of this module with the successful proposer during the transition phase.*
9. Can you identify the Hazardous Waste Contractor(s) with phone number, addresses and POC's that JPL is currently using so we may contact them to set up possible relationships for disposal of off site waste.
- A. *JPL is unable to provide this information.*
10. This question concerns the requirement for the Initial Annual Work Plan. Reference General Instructions, page 8 under Annual Work Plan: Here the requirement is to provide **how** the offeror will provide **scheduled** maintenance. In Attachment 8, Contract Data Requirements List (CDRL), the requirement is to provide a compilation of maintenance, operations and **repair** work (unscheduled?) along with **anticipated special projects**. The specimen contract, paragraph 2.2.2.3.5.1 requires a **work analysis** of the nine NASA elements including repairs, trouble calls, replacement of obsolete items and service calls. (1) Since the Annual Work Schedule will be provide 30 days after contract award, what is required in the compilation of scheduled maintenance work? (2) What is NASA's definition of work analysis? (3) In order to plan for projected repairs, trouble calls, service requests, replacement of obsolete items and anticipated special projects and programmed maintenance, we will need to know the backlog of maintenance and repair, a list of proposed replacement items, anticipated special projects in order, and programmed maintenance scheduled for the initial year of the contract to (a) identify the resources needed and (b) explain how we will accomplish the work. Given that the average maintenance backlog from the Facility Condition Assessments average in excess of \$1M, what is the nature and scope of any other maintenance backlog?

Our suggestion: Rather than providing you a compilation of maintenance, operations and repair work to be accomplished during the first contract year as required by Attachment 8, CDRL, we recommend that the offerors show how they will develop, use, and maintain the Annual Work Plan. The compilation and analysis effort would be more accurate and practical after the winning contractor has been able to review JPL's Preventive Maintenance Program in the CMMS, the existing RCM program, the BMAR, projected trouble calls, etc.

Please clarify this RFP requirement.

- A. *Please see Answer to Question 70, Addendum 3.*
11. Reference General Instructions, page 10 under Factor: Adequate and Capable Resources. There is a partial duplication in the first and last paragraphs that require discussions of facilities and equipment.
- A. *There is no duplication. The first paragraph is an overview of the next five paragraphs under this criterion.*

12. Reference General Instructions, under Criterion T-2, page 6. Unscheduled events are **defined** as emergencies, after-hours work, JPL equipment failure, rescheduled work, and disaster response. What about trouble calls? This seems to be the largest area of unscheduled events.

A. *Page 8 of the RFP instructions states that proposers should address, "as a minimum" (i.e. including but not limited to) , "after-hours work, JPL equipment failure, rescheduled work, and disaster response." Trouble calls are certainly considered unscheduled work, and the proposers should include a consideration of trouble calls in their discussions with respect to this subject.*

13. Reference General Instructions, under Criterion T-2, page 8. Here the requirement is to address unscheduled work addressing Emergencies, After-Hours Work, JPL Equipment Failure, Rescheduled Work and Disaster Response. We are not sure why JPL Equipment Failure is broken out since all the other issues deal primarily with JPL equipment failure.

A. *This is not the case. Much, but not necessarily all, unscheduled work deals with equipment failure. Other unscheduled situations could include, for example, janitorial or grounds responses that have nothing to do with equipment failure.*

14. In order to provide a realistic Reliability-Centered Maintenance response and subsequent cost, we need the following information with regard to ultrasonic testing. How many test points are involved in the following areas?

Pneumatic Air Lines

Compressed Air Lines - Appendix - 15.13.5 (per JPL-PD-050)

Gas Lines – Appendix 15.13.6 (per JPL-PD-020)

A. *Ultrasonic testing is normally used for leak detection on pipes, both exposed and buried. It is difficult for JPL to describe how many test points may be required for adequate leak detection.*

15. The workload provided for both Appendix 11.1 Historical Data for Trouble calls and Appendix 12. Historical data for Repairs is cumulative. Can the data be provided either monthly or annually? Also for Appendix 12.1, can the data be re-sorted to reflect >\$2,000 <\$7,000, consistent with requirements of the solicitation?

A. *A response will be forthcoming in a subsequent Addendum to the RFP.*

16. Are any of the following documents available in your Technical Library? If so, we would like to make an appointment, if possible, to visit the library and make copies.

- JPL Facilities Design Standards (Ref: Attach 14.b.(1))
- JPL Safety Manual (Attach 15.c)
- JPL Safety Practice Manual (Attach 14.c.(3))
- SPECSINTACT Guide/documents
- Operational Procedure Outline Sheets (OPOS) (Ref: Attach 14.c.(1)(k))

- A. *Arrangements may be made with Steve Ogle to review the JPL Facilities Design Standards, JPL Safety Manuals and Operational Procedure Outline Sheets, which are internal documents and web sites. SPECSINTACT may be reviewed by visiting the website: <http://si.ksc.nasa.gov/specintact>*

17. Reference Criterion T-1 Scheduled Maintenance

The Annual Workplan requires inclusion of an Energy and Water Conservation Plan. The Operational Procedures Plans require plans for attachments 14 through 32. Attachment 29 Energy and Water Conservation also requires a description of the contractor's energy and water conservation plan. Is the Energy and Water Conservation Plan required in both the AWP and the OPP? If so, please clarify the differences in required responses.

- A. *The Annual Workplan requires only a description of energy and water conservation projects (reference Contract Attachment 8, Items 1 and 1.1). Only one Energy and Water Conservation Plan is required annually. Attachment 29 requires the Energy and Water Conservation Plan.*

**F. Questions received at the Site Visit, September 24<sup>th</sup> and 25<sup>th</sup>, 2002:**

1. Is the cogeneration construction under Construction of Facilities (C of F)?  
  
A: *Construction of the cogeneration plant will be undertaken as an Energy Savings Performance Contract. This work is not a part of the M&OS Contract.*
2. The support to Sempra is hard to quantify.  
  
A: *There will be a review with Sempra on or about October 2<sup>nd</sup>, 2002, and more detailed information will be posted on the web site after the review is complete.*
3. There is another problem in energy management in that if, for instance, the comfort range is raised to 72-76 from 68-72, there will be many more "hot calls" complaining that the air conditioning is not working.  
  
A: *The Contractor needs to take "people issues" into account when developing its Energy Management Initiatives. JPL will provide official support to the Contractor's energy management initiatives.*
4. How many buildings, loads, etc. will be supported? For instance, the high-efficiency lamps and ballasts may be more expensive to replace. The new ballasts may cost 3X as much but fail just as fast as the old ones.  
  
A: *The energy savings performance contract targets nine energy-intensive buildings. These buildings are: B-144, B-150, B-179, B-230, B-248, B-264, B-298, B-300, and B-302.*
5. What is the capital budget for upgrades?  
  
A: *Capital Improvement Upgrades (as opposed to repairs) are considered to be C of F projects, and are handled outside the scope of the M&O Contract. As stated in the*



*specimen contract, the M&O contractor is responsible for repairs up to the per-instance \$7K stop loss amount. The cost of repairs in excess of the \$7K per-instance stop loss amount will be borne by JPL.*

6. Are there maintenance lists with each piece of equipment? There should be a schedule with the expectations about further useful life. This is especially true for older JPL equipment, which extends back to 1950s vintage. The equipment needs can't be seen in a walking tour.

A: *A history of the last 4 years of maintenance is being released with this Addendum and is being posted to the web site as Appendices 14.6, 14.7, 14.8, and 14.9*

7. Is Exterior window washing a requirement in the Contract? If so, what frequency? It is listed on page 8 of Attachment 27 but not in Appendix 15.9.

A: *Yes, exterior window washing is a Contract requirement.*

8. (Please provide) total of square footage of floor finishes to include tile vs. carpet, etc.

A: *JPL is reviewing this question and plans to provide a response on the next Addendum. However, see answer to Question 10, below.*

9. Please provide building maps to scale.

A: *Building Maps are available and can be viewed at the Laboratory. Arrangements for viewing can be made by contacting Steve Ogle at (818)354-6405.*

10. Please provide:

- current number of workers;
- restroom fixture count;
- inventory of trees under/over 40 feet;
- number of trees in parking lot under/over 40 feet;
- total square footage and/or acreage of: lawn, slopes, planters/beds, hardscape, color planting, improved and unimproved area;
- number of irrigation controllers and valves, size of valves, manufacturer name of controllers, and number of stations.

A: *JPL is providing as much background data as is available, but does not plan to provide this kind of specific information. JPL expects proposers to use their best expertise and sound business judgement in responding to the RFP requirements.*

11. Is window washing included?

A: *Yes. See answer to Question 7.*

12. Will JPL provide onsite office and storage?
- A. *JPL will provide the M&O Contractor with the facilities space described in the specimen contract. The M&O Contractor will determine if, or how, that space will be furnished to lower-tier subcontractors. In addition to the facilities space, Janitorial closets are available for in-building supply storage*
13. On your list of Bid Walk attendees can you ID Prime Contractors.
- A: *JPL does not consider it appropriate to identify attendees beyond their name and company affiliation as discussed and agreed to during the site visit.*
14. Please provide a blueprint or project layout map.
- A. *Proposers are referred to Attachments 3 and 3A of the Specimen Contract.*
15. Is tree trimming performed all year?
- A. *Frequency and scheduling of tree trimming will be determined by the Contractor, subject to the performance requirements contained in the Specimen Contract.*
16. Can we store a roll-off bin on site? Gasoline? Equipment?
- A. *The Specimen Contract identifies space to be allocated to the M&O Contractor, who will in turn be responsible for the sub-allocation of this space to its subcontractors. With respect to the specific items identified:*
- JPL expects the M&O Contractor and its subcontractors to use the JPL trash bins on site for disposal of janitorial and green waste;*
  - Storage of gasoline or other hazardous materials on-site will be subject to JPL safety and environmental regulations;*
  - Storage of other equipment will be dealt with on a case-by-case basis.*
17. What is scope and timeline of the performance contract?
- A: *JPL anticipates award of the M&O Contract by approximately May 2003. The Contract will call for a transition period from the Contract start date through September 16, 2003. Full-up Maintenance and Operations support will begin on September 17<sup>th</sup>, 2003.*
18. Is there a maintenance contract as part of the performance contract? If so, what is the scope of the maintenance contract?
- A. *JPL believes that this question pertains to the construction of the cogeneration plant and the upgrade nine targeted energy intensive buildings referred to in Question 4. If this is the case, then:*

- *Sempra will build, operate and maintain the cogeneration plant. The M&OS Contractor will have no role in this operation.*
- *Sempra will upgrade aspects of equipment and fixtures in the targeted energy intensive buildings. The M&OS Contractor will be responsible for operating and maintaining these upgrades.*

19. Is there a maintenance management software package included?

A. *The maintenance management software is Maximo 5.1.*

20. Will JPL provide Capital budget for upgrade of mechanical systems?

A. *Please refer to the answer to Question 5.*

21. Building 144: Ajax equipment is old - will you replace it? Do you have the budget for it?

A. *Please refer to the answer to Question 5.*

22. What type of bond is required? Payment? Labor and material?

A. *Please refer to Article 5 of the Specimen Contract, which lists the applicable construction General Provisions for this effort. JPL is not requiring that the prime contractor provide JPL with performance or payment bonds. Requirements that may be levied on second- or lower-tier subcontractors are at the discretion of the prime contractor.*

23. Is professional insurance required?

A: *Please refer to the Specimen Contract General Provision entitled "Insurance and Indemnification" in the Fixed-Price, Non R&D General Provisions, included on the M&O RFP Web Site,*  
<http://acquisition.jpl.nasa.gov/rfp/facilities-m&o/>

24. Is there a clause for liability if a critical experience jeopardizes a mission?

A. *Please refer to the Specimen Contract General Provision entitled "Limitation of Liability."*

25. Are larger (36" x 30") site plans available?

A: *A paper copy of the RFP, including the Specimen Contract and all Attachments, Appendices, and Exhibits, is available for viewing at the JPL Visitor Control Center, Building 249. Proposers are requested to make arrangements for viewing the paper RFP by contacting Steve Ogle (818-354-6405) or Margo Kuhn (818-354-5722). Proposers are not allowed to remove paper copies of the RFP from the JPL Visitor Control Center.*

26. Is maintenance of the 16.5 kV plant (included in the Contract)?

A: *Yes.*

27. Building 230, Basement Hall: More than 1/2 of corridor lights are off - is this an Energy Management Initiative?

A: *Yes.*

28. Campus-wide: will we have a site or sites on campus for distribution of parts and materials?

A: *JPL will provide space in Bldg. 200 for Contractor use. The Contractor may use it in a manner that helps its operations.*

29. What kind of parking is available? If you're running 24X7, you need some presence of vehicles all night. Also, there is a worry that open parking spots might be appropriated for other vehicles.

A. *The area east of Building 200 is available for Contractor vehicle parking. In addition, JPL plans to keep the existing designated "Service" spaces on Lab available for M&O Contractor use. However, no overnight parking will be allowed unless those vehicles are being used by M&O personnel on duty at that time and have been approved by JPL Plant Protection Services. Personal employee vehicles will only have access to the external parking lots.*

30. Campus-wide: is there a requirement for outdoor window washing?

A: *Yes. See answer to question 7.*

31. Campus-wide: how many daytime custodians are required?

A: *JPL has not specified a numerical requirement, and plans to rely on the Proposers' expertise in making this decision.*

32. Campus-wide: are any custodians dedicated to clean rooms or clean labs on a full time basis?

A: *Clean room janitorial services are not a part of this contract. There is a requirement for six janitors who will be permanently assigned to JPL designated building locations. These six individuals are part of the normal janitorial crew.*

33. Campus-wide: is there space provided on-site for paper and restroom supplies?

A: *See the answer to Question 12. Janitorial closets are also provided for this purpose.*

34. What about overall storage where janitors can get material to stock the closets?
- A: *JPL is limiting the M&O Contractor to space in Building 200. See the answer to Question 12.*
35. Campus-wide: Are the cleaning frequencies stated in the RFP the same as being provided currently? If not, what are the differences?
- A: *The cleaning frequencies required in the existing M&O Contract are not relevant to the present RFP. Proposers are reminded to read the Specimen Contract, Attachments, and Appendices to the present RFP to determine the cleaning frequency requirements.*
36. Campus-wide: can we get a list of the current service providers?
- A. *JE Remediation Technologies, Inc., is the current service provider for JPL. Names of current sub-providers to JE are the property of JE. Requests for this information may be directed to Michael Oakley, JE's Project Manager, at 818-354-3577.*
37. Campus-wide: can you supply the electrical shutdown schedule by building?
- A: *The electrical shutdown schedule for the new M&O Contract will depend on the M&O Contractor's maintenance plans.*
38. Buildings 261/283/311. If we must maintain new buildings on this site, please provide more information, including completion date.
- A: *The Flight Project Center, which encompasses Buildings 261, 283, and 311, is planned as a new start for FY 2004, subject to available funding*
39. Building 230: what Building(s) do the DDC/EMS systems control?
- A: *JPL will provide a list of buildings that have EMS control in a subsequent Addendum.*
40. Building 230: are there EMS monitoring stations anywhere else on site?
- A: *There are satellite EMS monitoring stations located in B179 and B302 in addition to B230 and B200.*
41. Where is EMS monitored from after hours?
- A: *The EMS is presently monitored from B230.*
42. Building 277: is the generator currently out of service going to be replaced?

A: *There are plans to remove this generator from this site, and there are no plans to replace it.*

43. Is fence repair part of this Contract?

A: *Yes.*

44. How is the current contractor collecting operational data in mechanical rooms? Logs in rooms we viewed did not show any updated data.

A: *JPL does not comment on current operations.*

45. Why do urgent calls outnumber other calls 2 to 1?

A: *JPL does not have the answer to this question. .*

46. Why is JPL taking over administration of the Maximo System vs. letting the Contractor administer and manage the system, like it is done with JE Remediation?

A: *The CMMS is central to all of JPL's M&O needs and is an effective tool to gather data that we report to NASA regularly. We wish to maintain configuration control on the data that is gathered in the CMMS.*

47. Is the energy management program normalized to degree-days?

A: *No.*

48. Are we supposed to price programmed painting as fixed price work?

A: *Yes.*

49. Can we have a schedule that shows when cyclical painting has occurred in the past five years by building?

A: *JPL will provide this data with the next Addendum.*

50. Can we have a copy of the current customer satisfaction survey?

A: *Customer Satisfaction Surveys are conducted by the incumbent contractor to dimensions established by JPL in 1992. JPL will be conducting the survey in the new contract.*

51. Can questions on the survey have positive comments or just complaints? This is important because the Contractor will be tied to the deducts.

A: *The comments can be either positive or negative.*

52. What is the return rate on the forms?

A: *The rate is roughly 30 to 45%.*

53. Can the bidders have access to the technical library in Building 200?

A: *Yes. Proposers can make arrangements to see the plans library in Building 200 by contacting Steve Ogle at (818)354-6405. However, access will be limited to the library*

54. What buildings have asbestos and is there a plan to remediate the asbestos?

A: *A response was provided in Addendum 2 but is repeated here: JPL has an internal web site which provides this information. The site cannot be accessed from outside the Laboratory, but proposers can make arrangements to view the site by contacting Steve Ogle at (818)354-6405.*

55. Is the proposer responsible for asbestos remediation?

A: *Yes, if the asbestos is encountered in the course of performing normal maintenance and operations.*

56. Is there a preferred asbestos contractor?

A: *No.*

57. Is the removal-monitoring contractor from JPL?

A: *No, that is part of the M&O contract work.*

58. Is JPL going to provide missing technical data on the equipment list - chillers, pumps, AC window units and the like? Data missing is size, refrigerant type, chiller type and manufacturer, etc.

A: *JPL has provided a large amount of information to date, and will continue to provide information as it can be made available.*

59. Pieces of equipment used in Research and Development: are they part of the M&O Contract?

A: *No.*

60. Air compressors for pneumatic controls are support. What about others?

A: *Proposers are referred to Attachment 2 for the list of equipment covered under the Contract.*

61. Compressed gas facilities: are they on the contract?

A: *No.*

62. What is JPL's plan for Maximo 5.1 implementation?

A: *JPL provided its implementation plan for Maximo 5.1 on the second day of the site visit.*

63. Is the maintenance of waterless urinals part of the contract?

A: *Yes.*

64. Does the inventory belong to JPL or the Contractor?

A: *Inventory will belong to the Contractor.*

65. Could we customize Maximo for efficiency?

A: *JPL will consider the Contractor's plan, if any, for customizing Maximo during the transition period..*

66. Intrinsic to improvement is integration of PM and RCM.

A: *Updated Annual Work Plans are expected to incorporate knowledge gained from the Contractor's RCM Program.*

67. Some Construction ideas work on paper but not in practice. There could be problems from changes from construction.

A: *JPL normally solicits suggestions from a variety of stakeholders, including the M&O Contractor, as part of the CoF construction process.*

68. Does JPL have the historical data (i.e. cases per month) for the restroom supplies listed on page 7 of Appendix 15.9:

a. For 1998 to present?

b. For 1993 - 1998?

A: *JPL does not have this information.*

69. Is the elevator contractor responsible for repairing vandalism to cab fixtures, elevator parts, etc.?

A: *The M&O Contractor is responsible for repairs up to the limit of \$7K per instance stated in the Specimen Contract. Specific delegation of responsibility assigned to the elevator*



*subcontractor is a matter for discussion between the M&O Contractor and the elevator subcontractor.*

70. Is the elevator contractor responsible for repairs caused by actions of JPL (example: firemen responding to an entrapment call rip the elevator doors open)?

A. *See answer to Question 69.*

71. Is maintenance of/repair to underground pipings and casings included in the contract?

A. *Yes.*

72. Are obsolete parts included in the contract? Retrofit? Modernization?

A. *Section 2 of Article 1 of the Specimen Contract charges the M&O Contractor with responsibility for maintaining the appearance and functionality of the JPL Facility. Specific delegation of responsibilities under the M&O Contract is a matter for discussion between the M&O Contractor and its chosen subcontractors.*

73. What is the maintenance history of the elevators?

A. *Please see Appendix 14.6; 14.7; 14.8 and 14.9 at the M&O RFP web site.*

74. With respect to spare parts inventory, who is the owner -

- a. for budget inventory?
- b. for critical spare parts?

A. *The contractor owns all inventory.*

75. In the event that the M&O Contractor does not have critical spare parts, is the Contractor's O&M Hold Harmless/Negligence effected, and is the Contractor held responsible for the cost of JPL loss to a certain dollar amount?

If the contractor is responsible, please provide General Provision information for risk/possible contractor loss.

A. *Proposers are referred to the General Provision entitled "Limitation of Liability," in the Fixed Price Non R&D General Provisions, which can be accessed from the "RFP" button on the M&O RFP web site.*